

MEMORANDUM

To: Lewis County Planning Commission

From: Phillip Rupp

Date: August 13, 2010

Subject: Annual Amendments to the Lewis County Comprehensive Plan

The Planned Growth Committee (PGC) has reviewed the attached revisions to the County Wide Planning Policies (CWPPs) and county population projections.

Background regarding the CWPPs:

Under the GMA the, the CWPPs serve as the framework on which jurisdictions of the County prepare their comprehensive plans and implementing programs.

The County, in conjunction with the Cities of Toledo, Winlock, Vader and Cowlitz Indian Tribal Housing (CITH), has been developing a comprehensive plan for the south Lewis County area.

The planning effort, driven by the need for growth in the commercial and industrial sectors, will result in definitive land use, transportation and utility plans facilitating economic development. The sub-area plan resulting from this process will be incorporated as part of the Lewis County Comprehensive Plan.

The CWPPs that are now in place do not address economic development and growth issues that are being faced in the subarea planning process, nor do they provide a policy framework to implement some of the concepts contemplated by the growth and development strategy.

The attached CWPP document incorporates specific language that has been reviewed and adopted by the PGC to enable the subarea plan to be adopted as part of the Lewis County Plan and to facilitate the adoption of implementing codes.

The recommendation is to set a public hearing to consider adopting the CWPPs as recommended by the PGC.

Attachment 1 reflects through underline and cross out where the revisions are proposed.
Attachment 2 incorporates the proposed revisions into a final document.

Background regarding the population projections:

The County, in conjunction with the cities, is required to adopt a countywide population forecast and allocation scheme that is consistent with the Office of Financial Management (OFM) projections.

In 2007 the PGC recommended and the County subsequently adopted a 2025 population of 99,744 and an allocation scheme.

In 2007 the OFM issued a new population projection set for 2030. The forecast ranges from 74,100 (low), 94,969 (med), and 122,243 (high). The OFM estimated the County population in 2009 to be 75,200.

If the County were to adopt a new population number at this time it will be necessary to evaluate and revise existing allocations based on abilities to provide services and facilities necessary to accommodate growth.

The PGC recommends that the adopted forecast and allocation for 2025 of 99,744 be carried forward to the planning horizon 2030. They also recommended that the forecasts and allocations be reconsidered after the OFM projections have the benefit of the 2010 Census data likely to be in 2012.

The attached table reflects the PGC recommendation.

The recommendation is to set a public hearing to consider adoption of the revised population projection time frame.

Attachment 3 reflects the new time horizon for the population projections and allocations.